



**ANNUAL HOMEOWNER'S MEETING
MINUTES
AUGUST 28, 2025**

Call to order: The meeting was called to order by President Scott Hente at 4:45 p.m. Welcome and thanks to all members attending in person and via electronic Zoom.

Proof of notice. The number of residents present for the meeting established proof of notice.

Quorum Established: Over 15% of the members were present in person or by proxy, quorum was established.

Approval of 2024 Annual Homeowner's Meeting Minutes: A motion was made, seconded and carried unanimously to approve the 2024 Annual Meeting Minutes. These minutes will be posted to the KCPOA website following this meeting.

Presentation of the KCPOA Community Service Award: Established by the Board to recognize individuals whose long-term volunteer involvements, ethical conduct, and collegial and constructive actions epitomize what it means to be an exemplary volunteer within KCPOA.

- This year's award was presented to **Luke Travins**

Retiring Executive Board Member: **Tim McMahon** has completed his 3-year term on the Executive Board and is now retiring to pursue new volunteer opportunities. Tim was presented with an award and thanked for his service on the Board and his invaluable contributions to the Infrastructure Committee.

Nominating Committee Report: Brad Harvey

- Three seats are open on the KCPOA Executive Board. The three nominees recommended by the Nominating Committee are Steve Durham, Barbara Rist, and Chris Hendren.
- There were no additional nominations from the floor.

Candidate Introductions and presentations:

- **Steve Durham** is a long-time resident of Kissing Camels, currently serving on the Executive Board, and his term has expired. Steve has worked in Colorado legislation for many years, as a member of the General Assembly, then elected to the House of Representatives and the Senate, and currently elected to the State Board of Education. Steve is running for re-election to the Board.

- **Barbara Rist** is currently on the Executive Board, serving as Secretary, and her term has expired. She has lived in the community for 9 years and currently chairs the Architectural Review Committee. She looks forward to continuing her volunteer service for KCPOA. Barbara is running for re-election to the Board.
- **Chris Hendren** and her husband moved into a new home on Signature Golf Point in 2021. Since that time, she has been very active in the community as the liaison for SGP homeowners with the Garden of the Gods POA and serving as a member of the Common Area Landscape Committee. Chris is running for election to the Board.

Election of Executive Board Directors:

- **A motion was made, seconded and passed, by majority acclamation, to appoint all 3 candidates to the Executive Board for a 3-year term.**

2025 Executive Board Comments: Scott Hente

Scott discussed the following activities and goals for the upcoming year:

- A Wildfire Mitigation Task Force has been created to develop fire mitigation project plans for KCPOA open spaces and common areas and provide homeowners with informational resources on personal property fire mitigation options.
- Ongoing efforts are underway to improve KCPOA security. Implementing improved procedures and enhanced video monitoring is the current focus.
- Kissing Camels Estates is nearly to build-out. The newest developments, “Red Rocks” and “Preserve”, are very close to completion and will mark the end of large-scale development in the community.
- Favorable insurance policies at reduced rates were achieved this year due, in part, to the adoption of the Alternative Dispute Resolution process and absence of legal actions.
- Robust infrastructure projects (streets and drainage) underway this year and planned for next. Additionally, the “South Gate” conversion project will commence soon, providing owners with a new gate access point into KCE.
- The budget process is underway for 2026 and KCPOA maintains a healthy financial position. The proposed 2026 budget will be distributed to all owners for review and comment at Budget Ratification meeting (meeting date to be announced).
- Scott highlighted the successes of our new management team, Lisa Baker and Dakota Santellana, and thanked them for their excellent work.

Architectural Review Committee Review: Barbara Rist

Barbara thanked the committee members for their dedication and work. This committee manages all residential construction and landscaping in the community. Committee member Steve D’Amico was asked to speak about committee activities and accomplishments: 40 new construction homes, 15 structural remodels, 32 exterior remodels and 62 landscape projects have been completed since last year. The development and implementation of “ARCOS” has dramatically improved the committee’s ability to best serve the owners and the association through rapid processing times, improved communications, and archiving key project documentation. The 2025 “KCPOA Design Guidelines &

Maintenance Standards” have been posted to the KCPOA website for owner review/comment. New ARC volunteers are always welcome.

Common Area Landscape Maintenance (CALM) Committee Review: Dan Chapman

Dan stated that CALM is responsible for all common areas owned and maintained by the POA. This includes all KCPOA-owned common area planting beds, organic materials and ground cover, mulch, and trees as well as the creation and maintenance of the community Nature Trail. CALM is also responsible for holiday lighting and seasonal decorations, coordinating the community clean-up dumpsters (thanks to the cooperation of the Garden of the Gods Club), snow removal, and native lots mowing. Upcoming projects include: Xeriscape landscaping at the new South Gate and maintenance of the aging sprinkler system with significant upgrades expected in the future. Reminder to all pet owners: Please pick up after your pet! All members of the committee were thanked for their work.

Covenant Committee: Jerry Schaefer

Jerry thanked the volunteers on this committee and reported on the results on the community-wide review of residential structures and landscaping. Over 450 properties were reviewed and only 12 properties required attention to maintenance and repair issues and most of these were quickly taken care of by the owners. He stated that the approved Covenant Committee policy is to contact Owners with a courtesy phone call or email about noted issues prior to sending a certified letter as required by Colorado law. This has been received well and issues are being addressed as needed. He thanked the Owners for their participation and cooperation. Jerry also discussed and presented several types of invasive weeds/plants that owners should look for and eradicate if possible. These noxious plants are highly invasive and can quickly consume a community if left unchecked.

Finance Committee: Lynn Kehler

Lynn thanked the members of the Finance Committee for their expertise in overseeing the finances of KCPOA. Highlighted activities included: annual budget preparation and continual updates; monthly in-depth financial reviews; investment and oversight of KCPOA funds; coordination of annual tax returns and audits; sourcing KCPOA insurance policies to achieve best coverage and rates (44% savings achieved for the 2025-26 insurance year).

- 2025 Operating Budget: \$60,000 deficit currently projected; caused by unanticipated street light repairs, additional landscaping costs, and higher than expected security services.
- 2025 Reserve Budget: Spending is significant this year due to planned road work, the South Gate project, and security improvements. All budgeted and funded from the Reserve account.

Infrastructure Committee: John Hurwitz

John thanked the committee members for their work in overseeing a heavy workload. Major road repairs, including the Main Gate project, have been completed this year. Additional major repairs are planned in September for Camel Grove and Grand Market Point. The committee is currently finalizing the South Gate Conversion Project schedule and all contracts have been signed. 2026 priorities include: Final Acceptance of the Red Rocks and Preserve subdivisions; North Gate Road replacement; Finalization of the 2026 Road Repair Plan; Continued preventative maintenance program for streets/curbs/gutters; Management of CSU “Pressure Zone Expansion Project” street penetrations.

John noted that the 2026-2028 schedule of Road Repairs Under Consideration is posted on the KCPOA website and is updated regularly.

Security & Communications Community: Luke Travins

Luke thanked all committee members. Noted 2025 accomplishments to date include: Transitioned security systems of GGC fiber to cellular technology; Added new cameras to needed areas (ongoing); Installed new digital speed signs; Reduced East Gate down-time. 2026 goals: Security implementation of South Gate Conversion project; Achieving milestones outlined in the 2022 Security Audit. Luke highlighted information resources for owners: ABDI Gate Access App; KCPOA Website; Community management team: Lisa and Dakota; Gatehouse personnel. For interested Owners, Security Committee minutes and agendas are posted on the KCPOA website for Owner review.

Open Forum: Questions and discussion entertained:

- Executive board election procedures were questioned. The Nominating Committee presented 3 candidates for a vote and chose not to present a fourth applicant. Speaker questioned if the KCPOA Bylaws were properly followed and suggested a Governance Council be appointed in the future to oversee elections.
- Drainage issue raised, debris floating into the street at one specific location; attention needed.
- Security concerns presented. Inability to reach someone at the guardhouse, phone calls not returned until the next day, visitors entering the community without being checked, and vagrants entering the East Gate were specifically cited. Driver's License verification of anyone entering the gates was suggested.
- The new South Gate will be a "turn right in, turn right out only" gate as mandated by the City. Signage will be prominently posted indicating these requirements.
- Fire mitigation efforts were questioned: what steps will be taken to mitigate personal properties. Personal property fire mitigation is encouraged but voluntary for property owners.

The meeting Adjourned: 6:15 p.m.

Respectfully Submitted: Barbara Rist, KCPOA Executive Board, Secretary